

CITY OF CHICAGO ZONING BOARD OF APPEALS
FRIDAY, November 19, 2021- 121 N.LaSalle, Room 1103

PUBLIC NOTICE IS HEREBY GIVEN THAT a public hearing will be held before the Zoning Boards of Appeals of the City of Chicago ("Board") on Friday the 19th day of November, 2021 in said City of Chicago at the hours of 9:00 AM on the below named and described applications at 121 N. LaSalle, City Hall, Rm.1103, Chicago, Illinois. In the event that a gubernatorial disaster declaration is in effect on November 19, 2021 and the Board chairman finds that an in-person meeting is not feasible, attendance at this hearing will not have a physical location and will be by remote means only. If the hearing will be by remote means only, instructions for how to access the hearing, provide written comment and participate in public testimony will be provided on the Board's website at www.chicago.gov/zba.

Approval of the minutes from the October 15, 2021 regular meeting of the Zoning Board of Appeals ("Board").

Approval of the agenda for the November 19, 2021, regular meeting of the Board.

9:00 A.M.

454-21-Z	ZONING DISTRICT: RS-3	WARD: 47
APPLICANT:	Andrew Harrison	
OWNER:	Same as applicant	
PREMISES AFFECTED:	2218-20 W. Leland Avenue	
SUBJECT:	Application for a variation to reduce the rear setback from the required 36.84' to 2', east side setback from 2.4' to 0.83' (west to be 3'), combined side yard setback from 6' to 3.83' for a proposed two-story, additional dwelling unit /coach house with two parking spaces at ground level and one dwelling unit above with an open stair and raised deck all at the rear of a lot containing an existing two-story, two dwelling unit building.	
 455-21-S	 ZONING DISTRICT: B3-2	 WARD: 32
APPLICANT:	Cyprus Cosmetic Collective, LLC	
OWNER:	STF Properties	
PREMISES AFFECTED:	2342 W. North Avenue	
SUBJECT:	Application for a special use to establish a body art services (permanent make up and microblading).	
 456-21-S	 ZONING DISTRICT: B3-1	 WARD: 23
APPLICANT:	Simones Nail Lounge, LLC	
OWNER:	Daniel Duran	
PREMISES AFFECTED:	6648 W. Archer Avenue	
SUBJECT:	Application for a special use to establish a nail salon.	

457-21-S	ZONING DISTRICT: B3-1	WARD: 38
APPLICANT:	Yennhoc Thi	
OWNER:	Same as applicant	
PREMISES AFFECTED:	5835 W. Montrose Avenue	
SUBJECT:	Application for a special use to establish a beauty salon.	
 458-21-S	 ZONING DISTRICT: M1-2	 WARD: 32
APPLICANT:	Tri City Food of Illinois, LLC	
OWNER:	PSK Investments, LLC	
PREMISES AFFECTED:	2701 N. Western Avenue	
SUBJECT:	Application for a special use to expand an existing drive-through facility to serve an existing fast-food restaurant by adding a tandem drive-through lane and electronic menu boards.	
 459-21-Z	 ZONING DISTRICT: RS-3	 WARD: 26
APPLICANT:	Santiago Alvarez	
OWNER:	Same as applicant	
PREMISES AFFECTED:	3430 W. Beach Avenue	
SUBJECT:	Application for a variation to reduce the west side yard setback from the required 2' to zero (east to be 2.66') combined side yard setback from 4.8' to 2.66' for a proposed second story addition, rear porch, and interior remodeling of the existing one-story single-family residence.	
 460-21-Z	 ZONING DISTRICT: B2-5	 WARD: 46
APPLICANT:	Brinshore Development, LLC	
OWNER:	835 Wilson Holding, LLC	
PREMISES AFFECTED:	827-37 W. Wilson Avenue	
SUBJECT:	Application for a variation to reduce the off-street loading zone requirement from one to zero for a proposed six-story, residential building with seventy-three elderly housing units with accessory ground floor residential uses, attached thirty-six car garage at the rear of ground floor and eight open parking spaces at the rear.	
 461-21-Z	 ZONING DISTRICT: RS-3	 WARD: 35
APPLICANT:	Salvatore Zamarripa	
OWNER:	Same as applicant	
PREMISES AFFECTED:	4653 N. Harding Avenue	
SUBJECT:	Application for a variation to reduce the front setback from the required 20' to 12.74', north side setback from 2' to 0.87' (south side setback shall be 3.14'). combined sideyard setback from 5' to 4.01' for a proposed front second story addition, new rear third story addition with front and rear decks on the existing three-story, single-family residence and new detached two car garage with roof deck.	

462-21-Z	ZONING DISTRICT: RS-3	WARD: 1
APPLICANT:	Ballylin, LLC	
OWNER:	Same as applicant	
PREMISES AFFECTED:	1850 N. Washtenaw Avenue	
SUBJECT:	Application for a variation to increase the building height from the maximum 30' to 33' for a proposed third floor addition to the existing two-story, two- dwelling unit building.	
463-21-Z	ZONING DISTRICT: RS-3	WARD: 1
APPLICANT:	Ballylin, LLC	
OWNER:	Same as applicant	
PREMISES AFFECTED:	1850 N. Washtenaw Avenue	
SUBJECT:	Application for a variation to reduce the front setback from the required 18.53' to 8.69', north side setback from 2' to 0.3' (south to be 3.63'). combined side yard setback from 5' to 3.93' for a proposed third floor addition to the existing two-story, two dwelling unit building.	
464-21-S	ZONING DISTRICT: C1-2	WARD: 8
APPLICANT:	Nigerian Islamic Assoc. of USA, Inc.	
OWNER:	Same as applicant	
PREMISES AFFECTED:	8561 S. South Chicago Avenue	
SUBJECT:	Application for a special use to establish a religious assembly with an accessory community center in an existing building.	
465-21-S	ZONING DISTRICT: M1-2	WARD: 8
APPLICANT:	Nigerian Islamic Assoc. of USA Inc.	
OWNER:	Same as applicant	
PREMISES AFFECTED:	8550 S. South Chicago Avenue	
SUBJECT:	Application for a special use to establish an off-site accessory parking lot to satisfy the required thirty-seven parking spaces to serve a proposed religious assembly at 8561 S. South Chicago Avenue.	
466-21-S	ZONING DISTRICT: M1-2	WARD: 8
APPLICANT:	Nigerian Islamic Assoc. of USA, Inc.,	
OWNER:	Same as applicant	
PREMISES AFFECTED:	8550 S. South Chicago Avenue	
SUBJECT:	Application for a Special use to establish a fifty-six space non-accessory parking lot.	
467-21-S	ZONING DISTRICT: B1-5	WARD: 48
APPLICANT:	Berwyn Acquisitions	
OWNER:	Same as applicant	
PREMISES AFFECTED:	1103 W. Berwyn Avenue	
SUBJECT:	Application for a special use to establish a residential use below the second floor for a proposed five-story, residential building with residential use on the ground floor and 1,840 square feet of retail space. This is a transit served location.	

468-21-S	ZONING DISTRICT: B1-5	WARD: 48
APPLICANT:	Berwyn Acquisitions, LLC	
OWNER:	Same as applicant	
PREMISES AFFECTED:	1103 W. Berwyn Avenue	
SUBJECT:	Application for a special use to reduce the required parking from seventy-seven spaces to thirty-six parking spaces and sixty-nine bicycle parking spaces for a proposed for a five-story, seventy-seven dwelling unit building. This is a transit served location.	
469-21-Z	ZONING DISTRICT: B1-5	WARD: 48
APPLICANT:	Berwyn Acquisitions, LLC	
OWNER:	Same as applicant	
PREMISES AFFECTED:	1103 W. Berwyn Avenue	
SUBJECT:	Application for a variation to reduce the front setback from the required 12.29 to zero, south side yard setback from 5' to zero, rear setback from 30' to zero for a proposed five-story residential building with ground floor residential use and 1,840 square feet of retail space. This is a transit served location.	
470-21-S	ZONING DISTRICT: DX-3	WARD: 25
APPLICANT:	Greenhouse Movement of Missional Churches	
OWNER:	Red Sky capital, LLC-1140 Madison Series	
PREMISES AFFECTED:	1142 W. Madison Avenue; Suites 303, 304 ,307	
SUBJECT:	Application for a special use to establish a religious assembly use within suites 303, 304, 307 in an existing five-story building.	
471-21-Z	ZONING DISTRICT: B2-3	WARD: 1
APPLICANT:	Tim Pomaville	
OWNER:	Ambrosia Homes of Illinois, LLC Series 39	
PREMISES AFFECTED:	2438 N. Western Avenue	
SUBJECT:	Application for a variation to reduce the rear setback from the required 30' to 1.52' for a proposed rear open porch with roof access to a proposed roof deck on an existing as built three-car garage which serves the existing three-dwelling unit building.	
472-21-S	ZONING DISTRICT: B3-2	WARD: 44
APPLICANT:	J & D Enterprises of Illinois, Inc.	
OWNER:	Belmont- Clark Partners	
PREMISES AFFECTED:	3162 N. Clark Street	
SUBJECT:	Application for a special use to establish a tavern.	
473-21-Z	ZONING DISTRICT: RS-2	WARD: 19
APPLICANT:	MFM Development, Inc.	
OWNER:	Same as applicant	
PREMISES AFFECTED:	11114 S. Christiana Avenue	
SUBJECT:	Application for a variation to reduce the front setback from the required 14.05' to 13.5', south side yard setback from 6' to 3' (north to be 11'), combined side yard setback from 18' to 14' for a proposed two-story single-family residence with detached two car garage.	

474-21-S	ZONING DISTRICT: B3-3	WARD: 44
APPLICANT:	Memoire Studio, LLC	
OWNER:	3324 Clark, LLC	
PREMISES AFFECTED:	3324 N. Clark Street	
SUBJECT:	Application for a special use to establish a hair salon.	
 475-21-S	 ZONING DISTRICT: B3-2	 WARD: 33
APPLICANT:	Carheen Construction Company	
OWNER:	Estate of Joan M. Sommer Deceased	
PREMISES AFFECTED:	2700 W. Montrose Avenue	
SUBJECT:	Application for a special use to establish residential use below the second floor for a proposed four-story, three- dwelling unit building with detached three-car garage with roof deck.	
 476-21-S	 ZONING DISTRICT: B1-1	 WARD: 34
APPLICANT:	Prentice Place	
OWNER:	Same as applicant	
PREMISES AFFECTED:	10714 S. Wentworth Avenue	
SUBJECT:	Application for a special use to establish a transitional residence for eight male clients in an existing two-story building.	
 477-21-Z	 ZONING DISTRICT: RM-5	 WARD: 32
APPLICANT:	Marcos Fernandez as Trustee	
OWNER:	Same as applicant	
PREMISES AFFECTED:	1922-24 N. Wilmot Avenue	
SUBJECT:	Application for a variation to reduce the front setback from the required 12' to 0.074'. rear setback from 30' to 19.5', east side yard setback from 2' to zero (west to be 3.37'), combined side yard setback from 4.85' to 3.37' to convert a three-story six-dwelling unit building with two parking spaces to a six-dwelling unit building with zero parking spaces in order to subdivide the existing improved zoning lot.	
 478-21-Z	 ZONING DISTRICT: RM-5	 WARD: 32
APPLICANT:	Marcos Fernandez as Trustee	
OWNER:	Same as applicant	
PREMISES AFFECTED:	1922-24 N. Wilmot Avenue	
SUBJECT:	Application for a variation to reduce the front setback from the required 12' to 0.074'. rear setback from 30' to 19.5', east side yard setback from 2' to zero (west to be 3.37'), combined side yard setback from 4.85' to 3.37' to convert a three-story six-dwelling unit building with two parking spaces to a six-dwelling unit building with zero parking spaces in order to subdivide the existing improved zoning lot.	

479-21-S	ZONING DISTRICT: B3-2	WARD: 47
APPLICANT:	Rev. Billy's Chop Shop Inc.	
OWNER:	Derrig Montrose, LLC	
PREMISES AFFECTED:	2424 W. Montrose Avenue	
SUBJECT:	Application for a special use to establish a hair salon on the ground floor of an existing two-story, mixed-use building.	
 480-21-Z	 ZONING DISTRICT: RM-5	 WARD: 3
APPLICANT:	4316-18 S. Michigan Residences, LLC	
OWNER:	Same as applicant	
PREMISES AFFECTED:	4316-18 S. Michigan Avenue	
SUBJECT:	Application for a variation to reduce the front setback from the required 10.715' to 10' for a proposed four-story eight dwelling unit building with front decks, attached three-car garage and five-car parking pad at the rear of the building.	
 481-21-Z	 ZONING DISTRICT: RM-5	 WARD: 3
APPLICANT:	4316-18 Michigan Residences, LLC	
OWNER:	Same as applicant	
PREMISES AFFECTED:	4316-18 S. Michigan Avenue	
SUBJECT:	Application for a variation to reduce the rear yard open space from 369 square feet with a minimum dimension on all sides to zero for a proposed four-story, eight dwelling unit building with front decks, attached three-car garage and five-car parking pad in the rear of the building.	
 482-21-Z	 ZONING DISTRICT: RS-1	 WARD: 39
APPLICANT:	Public Building Commission of Chicago	
OWNER:	Same as applicant	
PREMISES AFFECTED:	6040 N. Kilpatrick Avenue	
SUBJECT:	Application for a variation to reduce the side setback (Kilpatrick Ave.) from the required 24.25' to 12.52' for a proposed three-story addition with partial basement to an existing two-story school.	
 483-21-Z	 ZONING DISTRICT: RS-1	 WARD: 39
APPLICANT:	Public Building Commission of Chicago	
OWNER:	Same as applicant	
PREMISES AFFECTED:	6040 N. Kilpatrick Avenue	
SUBJECT:	Application for a variation to increase the maximum floor area ratio from 0.50 (73,769 square feet) to 0.67 (97,979 square feet) for a proposed three-story addition with partial basement to an existing two-story school.	

489-21-Z	ZONING DISTRICT: DX-3	WARD: 25
APPLICANT:	ZSD Madcar, LLC	
OWNER:	Same as applicant	
PREMISES AFFECTED:	6 N. Carpenter Street	
SUBJECT:	Application for a variation to reduce the rear setback for floors containing dwelling units from 30' to 0.54' for a proposed six-story, thirteen dwelling unit building with rear decks extending from the second, third and fourth floors with retail use and twenty-three parking spaces on the ground floor.	

490-21-S	ZONING DISTRICT: B3-1	WARD: 13
APPLICANT:	Union Fades	
OWNER:	Mi Soon Lee	
PREMISES AFFECTED:	6425 W. Archer Avenue	
SUBJECT:	Application for a special use to establish a hair salon.	

CONTINUANCES

305-21-S	ZONING DISTRICT: B3-2	WARD: 6
APPLICANT:	Community United Development Group, LLC	
OWNER:	East Side Bank & Trust Company as under Trust Agreement dated 01/11/00 known as Trust # 4295	
PREMISES AFFECTED:	6700 S. Halsted Street	
SUBJECT:	Application for a special use to establish a gas station.	

306-21-Z	ZONING DISTRICT: B3-2	WARD: 6
APPLICANT:	Community United Development Group, LLC	
OWNER:	East Side Bank & Trust Company as Trustee under Trust Agreement dated 01/11/00 known as Trust # 4295	
PREMISES AFFECTED:	6700 S. Halsted Street	
SUBJECT:	Application for a variation to reduce the minimum required lot area from 20,000 square feet to 15,299 square feet for a proposed gas station.	

353-21-Z	ZONING DISTRICT: RT-4	WARD: 22
APPLICANT:	Greg Milsk	
OWNER:	Icon Armitage Partners, LLC	
PREMISES AFFECTED:	2215 S. Christiana Avenue	
SUBJECT:	Application for a variation to reduce the rear yard open space from the required 202.31 square feet to zero for two proposed additional dwelling units within an existing one and two-story building to be converted to a three dwelling unit building.	

354-21-Z	ZONING DISTRICT: RT-4	WARD: 22
APPLICANT:	Greg Milsik	
OWNER:	Icon Armitage Properties, LLC	
PREMISES AFFECTED:	2215 S. Christiana Avenue	
SUBJECT:	Application for a variation to reduce the required off-street parking from the required two spaces to zero for two additional proposed dwelling units within an existing one and two-story building to be converted to three dwelling unit building.	
 367-21-S	 ZONING DISTRICT: B1-1	 WARD: 30
APPLICANT:	Starbucks Corporation	
OWNER:	GW Addison Long, LLC	
PREMISES AFFECTED:	3557 N. Long Avenue	
SUBJECT:	Application for a special use to establish a single lane drive-through to serve a proposed one-story fast-food restaurant.	
 387-21-S	 ZONING DISTRICT: C1-1	 WARD: 28
APPLICANT:	Roosevelt Operations Inc.	
OWNER:	Roosevelt Property Management	
PREMISES AFFECTED:	1549-59 W. Roosevelt Road	
SUBJECT:	Application for a special use to establish gas station with a one-story mini mart.	
 388-21-Z	 ZONING DISTRICT: C1-1	 WARD: 28
APPLICANT:	Roosevelt Operations, Inc.	
OWNER:	Roosevelt Property Management Inc.	
PREMISES AFFECTED:	1549-59 W. Roosevelt Road	
SUBJECT:	Application for a variation to reduce the minimum lot area from the required 20,000 square feet to 14,719 square feet for a proposed gas station and a one-story mini mart.	
 395-21-Z	 ZONING DISTRICT: RT-4	 WARD: 2
APPLICANT:	Prosperous Piggy, LLC	
OWNER:	Same as applicant	
PREMISES AFFECTED:	1512 N. Hoyne Avenue	
SUBJECT:	Application for a variation to reduce the north side yard setback from the required 3.84' to 2', (south to be 2.92'), combined side yard setback from 9.6' to 3.92' for a proposed three-story addition, new garage with roof deck, access stair and pergola to an existing three-story, two-unit building.	
 400-21-S	 ZONING DISTRICT: C2-1	 WARD: 34
APPLICANT:	Muhammed Abdallah	
OWNER:	Same as applicant	
PREMISES AFFECTED:	12701 S. Halsted Street	
SUBJECT:	Application for a special use to establish a new gas station with a one-story, retail accessory building.	

401-21-Z	ZONING DISTRICT: C2-1	WARD: 34
APPLICANT:	Muhammad Abdallah	
OWNER:	Same as applicant	
PREMISES AFFECTED:	12701 S. Halsted Street	
SUBJECT:	Application for a variation to reduce the minimum lot area for a gas station from the required 20,000 square feet to 13,284 square feet for a new gas station with a one-story accessory retail building.	

409-21-S	ZONING DISTRICT: RS-2	WARD: 7
APPLICANT:	Chicago Youth Centers	
OWNER:	Public Building Commission of Chicago	
PREMISES AFFECTED:	9207 S. Phillips Avenue	
SUBJECT:	Application for a special use to convert a 14,300 square foot, one-story school to a community center.	

Approval of the written resolutions containing findings of fact consistent with the votes of the Board for Board Cal. Nos. 398-21-Z, 399-21-Z, 404-21-Z, 405-21-Z, 406-21-Z and 246-21-S.

Approval of the written resolutions containing findings of fact consistent with the votes of the Board at its October 15, 2021 regular meeting, with the exception of Board Cal. Nos. 445-21-S, 447-21-Z, 449-21-Z, 450-21-Z and 403-21-Z.

Approval of the Board's closed session minutes through October 15, 2021.

Adjournment.